

WARRANTY DEED

Know all Men by these Presents,TRANSFER
TAX
PAID

20013

That I, Constance S. Schuyler, of the City of Waterville,
County of Kennebec, State of Maine

in consideration of one dollar and other valuable considerations

paid by Kevin W. Bastian and Martha K. Bastian
husband and wifewhose mailing address is 42 Autumn Leaf Drive
Thousand Oaks, California 91360

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and

~~convey~~ unto the said Kevin W. Bastian and Martha K. Bastian,

as joint tenants and not as tenants in common,

their heirs and assigns forever, the following described real estate:

A certain lot or parcel of land with the buildings thereon,
located at 163 Silver Street, City of Waterville, County of
Kennebec, State of Maine, and further bounded and described
as follows, to wit:Easterly by Silver Street; southerly by land and premises of
167 Silver Street, Waterville, formerly of George W. Fletcher,
now owned by Lee and Van Peters; westerly by the Messalonskee
Stream; and northerly by land and premises of 159 Silver Street,
formerly of the heirs of Frank B. Webber, formerly of one
Merrifield, and now owned by Carroll and Nancy Perkins.Further described as being the same premises shown on the
City of Waterville Tax Map 48, Block 1, Lot 18, being the
same premises and land conveyed by warranty deed to
Constance S. Schuyler by Walter B. J. Schuyler and
Constance S. Schuyler, husband and wife of Waterville, County
of Kennebec, State of Maine, and recorded in Kennebec
Registry of Deeds, Book 2709, Pages 215 and 216 on July 30, 1984.It is hereby agreed between the grantors and grantees
that the following items shall be pro-rated as of closing:
taxes, water, electricity and fuel oil.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Kevin W. Bastian and Martha K. Bastian,** husband and wife, as joint tenants and not as tenants in common **their** heirs and assigns, to **them** and their use and behoof forever.

And I do **covenant** with the said GranteeS, **their** heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee S to hold as aforesaid; and

that I and my heirs shall and will **warrant and defend** the same to the said GranteeS, **their** heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I , the said **Constance S. Schuyler**

and **Walter B.J. Schuyler**

~~husband/wife~~ of the said **Constance S. Schuyler**

~~joining in this deed as Grantor, and~~ relinquishing and conveying all rights ~~by descent and all other rights~~

in the above described premises, have hereunto set our hands and seals this 5th

day of the month of September , A.D. 1986 .

Signed, Sealed and Delivered

in presence of

Mark A. McDougall
.....
To both
.....
.....

Constance S. Schuyler
.....
Constance S. Schuyler
Walter B.J. Schuyler
.....
Walter B.J. Schuyler
.....
.....

State of Maine, County of Kennebec **ss:** September 5, 19 86.

Then personally appeared the above named **Constance S. Schuyler**

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Robert F. Cosgrove
.....
Robert F. Cosgrove Notary Public
my Comm. exp. 5/1/92
Attorney at Law

Printed Name, ~~Robert F. Cosgrove~~

RECEIVED KENNEBEC SS.

1986 SEP -9 AM 9:00

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